



# PROCTORS

ESTATE AGENTS

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## 3 Elswick Street, Darwen

**Offers Over £120,000**

A stone faced garden fronted end terraced house situated in this established residential area with local amenities, easy access to Sudell Primary School and within walking distance to town. The accommodation! Briefly comprises; entrance vestibule, hallway, sitting room with feature limestone fireplace, living room/dining room also with feature fireplace and patio doors to the quaint rear yard, a separate fully fitted kitchen with white units, first floor, a four-piece family bathroom and three good size bedrooms. Benefits also from gas central heating and PVC double-glazed windows. In our opinion the property would be ideal as first time buy, a family purchase or as a rental investment. The property is priced realistically for a quick sale. Viewing is recommended!





## 3 Elswick Street, Darwen

### LOCATION

From Darwen town centre leave on Bolton Road, turn left into Hardman Way and continue into Sudell Road. Turn left into Sudellside Street, right into Elswick Street and the property is on the right-hand side.

### TENURE

We are advised by the vendor that they purchased the Leasehold and the property is now Freehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### VESTIBULE

PVC front door with double-glazed unit, dado rail

#### HALLWAY

Radiator, dado rail, original coving to ceiling, staircase to first floor

#### SITTING ROOM

13' 9" x 11' 2" (4.19m x 3.4m) Measurements into recess. PVC double-glazed window, radiator, feature limestone fireplace, travertine hearth, living flame gas fire

#### LIVING/DINING ROOM

16' 6" x 15' 6" (5.03m x 4.72m) 16'6 maximum measurement into PVC double-glazed double exterior doors, PVC double-glazed window, radiator, feature fireplace with tiled and cast iron inset, living flame gas fire,

#### SEPARATE FULLY FITTED KITCHEN

8' 9" x 7' 5" (2.67m x 2.26m) Fitted white wall and floor units including white porcelain single drainer one and a half bowl sink unit with mixer tap, electric hob, built in oven, extractor fan, plumbed for automatic washing machine, tiled splash-backs, PVC double-glazed window

#### FIRST FLOOR

Landing, PVC double-glazed window

#### BEDROOM 1

14' 8" x 8' 7" (4.47m x 2.62m) PVC double-glazed window, radiator, loft access via drop-down ladder (part boarded, houses gas fired central heating boiler unit)

#### BEDROOM 2

12' 6" x 7' 9" (3.81m x 2.36m) 12'6 is a maximum measurement into recessed and concealed storage with clothes hanging rail and shelving



Tenure  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
Band A  
Blackburn with Darwen Borough Council  
D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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### BEDROOM 3

8' 3" x 7' 8" (2.51m x 2.34m) PVC double-glazed window, radiator, concealed storage with clothes hanging rail

### FOUR PIECE FAMILY BATHROOM

Free standing bath with shower attachment, glazed shower enclosure, pedestal wash hand basin, low level WC, radiator, fully tiled walls, PVC double-glazed window

### OUTSIDE

Small garden area to the front, enclosed yard to rear with astroturf, water tap and store with power



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PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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